

316 Shalimar Dr, Poteet, TX 78065

2022 APR 14 PM 12:58
22-002263

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

CLERK
ATASCOSA COUNTY CLERK
DEPUTY
Lc

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: 06/07/2022

Time: Between 12:00 PM to 3:00 PM and beginning not earlier than 12:00 PM to 3:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Atascosa County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/24/2003 and recorded in the real property records of Atascosa County, TX and is recorded under Clerk's File/Instrument Number, 259, Page 509, with Rose Soto (grantor(s)) and Wells Fargo Home Mortgage, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Rose Soto, securing the payment of the indebtedness in the original amount of \$51,220.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.a. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING LOT NUMBER FIFTY-FOUR (54) IN BLOCK NUMBER FOUR (4), SHALIMAR VILLAGE SUBDIVISION, UNIT NUMBER ONE (1), SITUATED IN ATASCOSA COUNTY, TEXAS, AS PER MAP OR PLAT OF SAID SUBDIVISION RECORDED ON SHEET 81B, NEW PLAT CABINET, PLAT RECORDS, ATASCOSA COUNTY, TEXAS.



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6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

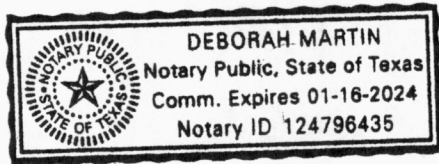
Wells Fargo Bank, N.a.
3476 Stateview Blvd.
Fort Mill, SC 29715

Troy Martin
SUBSTITUTE TRUSTEE
Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Alexis Martin, Elizabeth Anderson
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Medina

Before me, the undersigned authority, on this day personally appeared Troy Martin, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of April, 2022.



Deborah Martin
NOTARY PUBLIC in and for
Medina COUNTY
My commission expires: 1/16/2024
Print Name of Notary: Deborah Martin

CERTIFICATE OF POSTING

My name is Troy Martin, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on April 14, 2022 I filed at the office of the Atascosa County Clerk and caused to be posted at the Atascosa County courthouse this notice of sale.

Troy Martin
Declarants Name: Troy Martin
Date: 4/14/2022